

Urban Center / Village Housing Unit Growth Report Through 1st Quarter **2017**

	Previous Growth		Base Year	Housing Units Built by Year **			Growth from Base Year			Estimated Growth		Pipeline Growth
Urban Center / Village	1996-2005	2006-2015	Total Units 2015 (as of year end)	2016	2017		Units Built 2016 - 3/31/2017	Total Units (2015 base + net built)	Growth Rate ***	Comprehensive Plan 20-year Estimate (2016-2035)		Units Permitted, Not Yet Built ****
										Housing Units	Growth Rate	
Belltown	3,138	3,198	11,497	64	781		845	12,342	7.3%	3,332		925
Denny Triangle	555	2,961	4,818				0	4,818	0.0%	3,364		1,613
Commercial Core	1,026	623	3,896		169		169	4,065	4.3%	1,313		741
Pioneer Square	257	670	1,562	45			45	1,607	2.9%	363		107
Chinatown-International District	679	371	2,574	221	120		341	2,915	13.2%	3,628		
Downtown Urban Center	5,655	7,823	24,347	330	1,070		1,400	25,747	5.8%	12,000	N/A	3,386
Capitol Hill	554	1,858	14,768	57	17		74	14,842	0.5%	1,755		668
Pike/Pine	495	2,085	5,418	735	185		920	6,338	17.0%	848		447
First Hill	306	842	7,064	169	-173		-4	7,060	-0.1%	2,878		1,038
12th Avenue	780	613	2,369	121	79		200	2,569	8.4%	519		179
First Hill/Capitol Hill Urban Center	2,135	5,398	29,619	1,082	108		1,190	30,809	4.0%	6,000	N/A	2,332
Ravenna	285	153	1,621	22	-3		19	1,640	1.2%	1,237		69
University Campus	-11	280	507	-1			-1	506	-0.2%	0		2
University District Northwest	686	1,775	7,674	255	-16		239	7,913	3.1%	2,263		1,016
University Community Urban Center	960	2,208	9,802	276	-19		257	10,059	2.6%	3,500	N/A	1,087
Northgate	143	1,024	4,535	0	-2		-2	4,533	0.0%	3,000		229
South Lake Union	753	3,168	4,536	1,028	294		1,322	5,858	29.1%	7,500		3,669
Uptown	978	2,515	7,483	66	113		179	7,662	2.4%	3,000		313
Urban Centers	10,624	22,136	80,322	2,782	1,564		4,346	84,668	5.4%	35,000	N/A	11,016

* Housing unit estimate is less than percentage growth rate above the 2015 base shown due to actual zoning capacity constraints.

** Built Housing Units are the net new units (new units built minus units demolished) reported in the year the building construction permit was finalized.

*** Growth Rate is the percentage growth in housing units above the 2015 base. Urban centers do not have 20-year growth rate estimates, only specific housing unit goals.

**** Housing Units Permitted are the net new units for which the building construction permit has been issued. Issued permits may be in pre-construction, under construction, or complete awaiting final inspection.

Source: SDCI Permit Data Warehouse
Building Construction Permits
Friday, April 07, 2017
Page 1 of 3

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Ballard	690	3,273	9,168	587	52		639	9,807	7.0%	4,000*	60%	806
Bitter Lake Village	209	1,171	3,257	-2	1		-1	3,256	0.0%	1,300	40%	176
Fremont	336	775	3,200	350	-4		346	3,546	10.8%	1,300*	40%	183
Lake City	639	499	2,546	4	-4		0	2,546	0.0%	1,000	40%	185
Mt. Baker	517	358	2,454	8	16		24	2,478	1.0%	1,000	40%	388
West Seattle Junction	573	1,614	3,880	329	-3		326	4,206	8.4%	2,300	60%	598
Hub Urban Villages	2,964	7,690	24,505	1,276	58		1,334	25,839	5.4%	10,900	N/A	2,336
23rd & Union-Jackson	862	1,117	5,451	275	45		320	5,771	5.9%	1,600	30%	371
Admiral	215	96	1,131	137	-3		134	1,265	11.8%	300	30%	28
Aurora-Licton Springs	458	519	3,454	13	-15		-2	3,452	-0.1%	1,000	30%	110
Columbia City	269	1,098	2,683	264	9		273	2,956	10.2%	800	30%	409
Crown Hill	38	136	1,307	16	6		22	1,329	1.7%	700	50%	187
Eastlake	300	521	3,829	18	135		153	3,982	4.0%	800*	30%	207
Green Lake	226	634	2,605	12	62		74	2,679	2.8%	600*	30%	190
Greenwood-Phinney Ridge	386	206	1,757	102	-10		92	1,849	5.2%	500	30%	57
Madison-Miller	713	446	2,781	52	197		249	3,030	9.0%	800	30%	465
Morgan Junction	53	167	1,342	4	4		8	1,350	0.6%	400	30%	23
North Beacon Hill	55	160	1,474	125	0		125	1,599	8.5%	400	30%	74
Othello	912	651	2,836	-2	-4		-6	2,830	-0.2%	900	30%	490
Rainier Beach	86	27	1,520	9	1		10	1,530	0.7%	500	30%	68
Roosevelt	70	503	1,616	263	-1		262	1,878	16.2%	800	50%	602

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Building Construction Permits

Friday, April 07, 2017

Page 2 of 3

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South Park	106	89	1,292	12	1		13	1,305	1.0%	400	30%	7
Upper Queen Anne	86	291	1,724	-1			-1	1,723	-0.1%	500	30%	9
Wallingford	510	441	3,222	3	33		36	3,258	1.1%	1,000	30%	84
Westwood-Highland Park	125	156	2,150	3	-25		-22	2,128	-1.0%	600	30%	53
Residential Urban Villages	5,470	7,258	42,174	1,305	435		1,740	43,914	4.1%	12,600	N/A	3,434
Ballard-Interbay-Northend	-18	3	660	-3			-3	657	-0.5%	0		2
Greater Duwamish	3	-27	405	-1			-1	404	-0.2%	0		-9
Manufacturing Industrial Centers	-15	-24	1,065	-4			-4	1,061	-0.4%	0	N/A	-7
Total Inside Villages	19,043	37,060	148,066	5,359	2,057		7,416	155,482	5.0%	58,500	N/A	16,779
Total Outside Villages	7,263	9,279	188,122	1,117	99		1,216	189,338	0.6%	11,500	N/A	3,512
GRAND TOTAL	26,306	46,339	336,188	6,476	2,156		8,632	344,820	2.6%	70,000	N/A	20,291

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Page 3 of 3